

RONALD M. NADITCH

Attorney at Law

49 Cornhill Street

P.O. Box 749

Annapolis, Maryland 21404

TRUSTEE'S SALE

of

**VALUABLE FEE SIMPLE
REAL ESTATE****OLD FREDERICK ROAD
CREAGERSTOWN, MARYLAND**

By virtue of a decree of the Circuit Court for Frederick County in Equity No. 32010, the undersigned Trustee will sell at public auction at the Frederick County Courthouse in Frederick, Maryland, on:

FEBRUARY 1, 1982**AT TWO O'CLOCK P.M.**

all that tract or parcel of land situate in Frederick County, Maryland, and being more particularly described as Lot 23, as shown on Plat entitled Section Four, Lots 20, 22-24, 26 & 27, Kolban, said plat being recorded among the Plat Records of Frederick County, Maryland, in Plat Book 19, folio 64.

THE SAID PROPERTY being improved by a two-story colonial house (brick and aluminum) featuring a living room, dining room, kitchen, family room, den, laundry room, 3 bedrooms and 2 1/2 baths — a total of 2,920 sq. ft. The house is electrically heated and centrally air-conditioned.

The property will be sold subject to conditions, restrictions and agreements, if any, effecting the same.

TERMS OF SALE: A deposit of Thirteen Thousand Dollars (\$13,000.00) will be required of the purchaser in the form of cash or certified check on the day of sale. The balance of the purchase price with interest thereon at Twelve Per Cent (12%) per annum is to be paid in cash within fifteen (15) days from the date of ratification of sale by the Circuit Court for Frederick County. Taxes and all other public charges and assessments are to be adjusted to the date of sale. Cost of documentary stamps, transfer taxes and other settlement charges to be paid by the purchaser. For further details, call the Trustee at (301) 268-3434.

**RONALD M. NADITCH,
Trustee**

I (We) hereby acknowledge that I (we) have this 1st day of February, 1982, purchased at the Public Sale of Ronald M. Naditch, Trustee, the real estate located in Frederick County, Maryland, with the improvements thereon described in the annexed advertisement for the sum of Ten Thousand

(\$ 10,000) Dollars, and I (we) hereby covenant to comply with the terms of sale set forth in the said advertisement. I (we) acknowledge that I (we) have bid on said real estate based on my (our) inspection of said premises and not in reliance on any verbal or written representations made to me (us) by the Trustee or his Agent, including Trout Auctioneers, Inc.

WITNESS: (my/our) hand(s) and seal(s).

Robert E. Wall (SEAL)

_____ (SEAL)

The undersigned Trustee acknowledges that he has received from the Purchaser(s) above named, the sum of N.A.

(\$ N.A.) Dollars.

Ronald M. Naditch
Ronald M. Naditch, Trustee

Witness

200 Lakeside Dr. W. Hershman, Pa.
Address of Purchaser(s)

800-523 6326
Telephone Number of Purchaser(s)

Filed February 1, 1982